



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

DATE: Tuesday, April 7, 2015
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND, UNLESS INDICATED OTHERWISE.

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

DESIGN REVIEW APPLICATIONS

5:30

Application: 15.982 SE

Applicant:

40 Montgomery Street

Lisa Botticelli and Ray Pohl, Applicants: Construct a roof deck and head house.

5:45

Application: 15.292 SE

Applicant:

537-551 Tremont Street (continued review)

Ricardo Sousa, Applicant: Replace and install new antennas and other telecommunication equipment at roof.

ADVISORY REVIEW

6:00

223, 237-241 Albany Street (Protection Area)

Sherry Clancy, Owner; Nicole Benjamin-Ma, Consultant: Proposed demolition of two buildings, the c. 1865 F.W. Webb Building at 237-241 Albany Street and the 1941-42 Independent Taxi Operators' Association Building at 223 Albany Street, for the construction of a six-story hotel.

ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid confusion, the text of your building-permit application should be consistent with the project description given below.) Upon its receipt, Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please consult staff at the telephone number above, or at meghan.hanrahan@boston.gov. Thank you.

15.991 SE: 76 Chandler Street: Replace flat roof; reconstruct roof deck (visibility must be reviewed by staff).

Over

15.980 SE: 474 Columbus Avenue: Repoint masonry; repair and repaint sills and lintels (must match original brownstone color); replace 13 windows (wood); repaint metal-clad oriel (HC-76/77).
15.987 SE: 34 Dartmouth Street: Repair/rebuild chimney.
15.981 SE: 7 Dwight Street: Replace 3 windows (aluminum clad).
15.986 SE: 60 East Springfield Street: Installation of a blade sign and a halo-lit sign at entry.
15.994 SE: 11 ½ Greenwich Park: Repair existing wood windows and install black storm windows; repair and repoint masonry, as required; repair wood cornice; install new copper gutters and downspouts; repair and restore all brownstone ornament, as required; restore entry doors and transom; repair and repaint security grates at garden level windows; repair existing iron railings and fence; reopen existing light well and restore existing wood window; modify and repair existing roof deck (**visibility must be reviewed by staff**).
15.989 SE: 411 Massachusetts Avenue: Construct a roof deck (**visibility must be reviewed by staff**).
15.996 SE: 705-723 Tremont Street: Replace, augment, and reconfigure telecommunications equipment at roof.
15.984 SE: 6 Union Park: Replace 14 windows (wood) and associated deteriorated wood window trim.
15.950 SE: 20 Upton Street: Repoint masonry; repair sills and lintels & repaint (must match original brownstone color); replace deteriorated wood trim at windows.
15.993 SE: 28 Upton Street: Replace asphalt shingles at mansard; replace flat rubber roofs including copper edge detail; install new copper gutter.
15.988 SE: 30 Upton Street: Replace deteriorated gutter and wood trim.
15.985 SE: 35 Upton Street: Repoint masonry.
15.990 SE: 148 West Concord Street: Construct a roof deck (**visibility must be reviewed by staff**).
15.979 SE: 148 West Concord Street: Replace 14 windows (wood); repair deteriorated sandstone sills, lintels, and door surround.
15.983 SE: 116 West Newton Street: Replace 3 windows (wood).

PROJECTED ADJOURNMENT: 6:30 P.M.

Date posted: March 27, 2015

Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors,
 Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)
 For additional information, please contact South End Landmark District Commission staff at 617-635-3850